

**COCHISE COUNTY PLANNING & ZONING COMMISSION
FINAL MINUTES
October 14, 2015
REGULAR MEETING at 4:00 p.m.**

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there was one Special Use Authorization Docket on the agenda. Mr. Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Jim Martzke, Carmen Miller, Patrick Greene, Liza Weissler, Pat Edie, and Nathan Watkins,) indicated their presence. Staff members present included; Mary Gomez, Interim Planning Director; Jesse Drake, Planning Manager; Peter Gardner, Planner I; Jim Henry, Planner I; Karen Lamberton, Transportation Planner; and Britt Hansen, Chief Civil Deputy County Attorney.

APPROVAL OF THE MINUTES

Motion: Approve the minutes of the September 9, 2015 meeting removing the sentence under Call to Commissioners. **Action:** Approve

Moved by: Mr. Martzke **Seconded by:** Mr. Watkins

Vote: Motion passed (**Summary:** Yes = 5, No = 0, Abstain = 1)

Yes: Mr. Martzke, Ms. Miller, Mr. Greene, Ms Weissler and Mr. Watkins

No: 0

Abstain: Ms. Edie

CALL TO THE PUBLIC: None

NEW BUSINESS

Item 1 PUBLIC HEARING Docket SU-14-17 (Murphy)

A request for a Special Use authorization to approve a powder coating and welding business in a General Business (GB) zoning district at 104 N. 6th Street, Sierra Vista, AZ.

Chairman Greene called for the Planning Director's report. Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request, including the requested modifications to site development standards. He closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. Mr. Steve Murphy, the Applicant, explained the request, and how the business serves the local community. He explained his previous experiences with the County, and thanked Staff and the Commission for their service.

There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval with the requested Modifications. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions and Modifications recommended by Staff. Ms. Edie seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 6-0.

Motion: Motioned to Approve the Docket with the Conditions and Modifications recommended by Staff

Moved by: Mr. Martzke **Seconded by:** Ms. Edie

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 0)

Yes: Mr. Martzke, Ms. Miller, Mr. Greene, Ms. Weissler, Ms. Edie, and Mr. Watkins

No: 0

Abstain: 0

PLANNING DIRECTOR'S REPORT:

Next P&Z Commission meeting November 18, 2015

- a. SU-15-17 (Youth Pad Miracle Valley) Bible College in Palominas
- b. ALQ-15-09 (Stoner) Accessory Living Quarter in Hereford
- c. SU-15-18 (Sonora Care) Medical Marijuana in McNeal
- d. SU-11-06B (Mead) Modification to Medical Marijuana in Dragoon

Board of Supervisors: October 20, 2015

- a. Z-15-07 (Kartchner) Pomerene River Estates rezoning – Applicant withdrew
- b. Z-15-06 (Hidalgo) Naco rezoning

Upcoming:

- a. Revision to sign code due to results of Reed v Town of Gilbert decision from US Supreme Court calling for a strict interpretation of content neutrality.

Karen Lamberton, Transportation Planner, then gave a presentation on the recently adopted Long Range Transportation Plan.

CALL TO COMMISSIONERS ON RECENT MATTERS:

None

ADJOURNMENT – Mr. Martzke moved to adjourn, Ms. Weissler seconded, and the meeting was adjourned at 5:06 pm.